040.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	847,200 / 847,200
					USE VALUE:	847,200 / 847,200
					ASSESSED:	847,200 / 847,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HINCHLEY WILLIAM A
Owner 2:	
Owner 3:	
Street 1:	54 RAWSON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,643 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1924, having primarily Asbestos Exterior and 2152 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	3643.000	419,100	4,700	423,400	847,200
Total Card	0.084	419,100	4,700	423,400	847,200
Total Parcel	0.084	419,100	4,700	423,400	847,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.68 | /Parcel: 393.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 26466

GIS Ref

GIS Ref

Insp Date 11/10/18

!3267!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	419,400	4700	3,643.	423,400	847,500	847,500	Year End Roll	12/18/2019
2019	105	FV	372,000	4700	3,643.	449,900	826,600	826,600	Year End Roll	1/3/2019
2018	105	FV	372,000	4700	3,643.	328,200	704,900	704,900	Year End Roll	12/20/2017
2017	105	FV	351,500	4700	3,643.	285,800	642,000	642,000	Year End Roll	1/3/2017
2016	105	FV	351,500	4700	3,643.	243,500	599,700	599,700	Year End	1/4/2016
2015	105	FV	317,800	4700	3,643.	238,200	560,700	560,700	Year End Roll	12/11/2014
2014	105	FV	317,800	4700	3,643.	195,800	518,300	518,300	Year End Roll	12/16/2013
2013	105	FV	328,900	4700	3,643.	186,300	519,900	519,900		12/13/2012

PRINT

Date	Time
12/10/20	18:33:31

LAST REV

Date	Time
09/09/19	10:35:31
apro	
3267	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11990-218		4/30/1971		33,000	No	No		N

USER DEFINED

Prior Id # 1:	26466
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2018	1347	Re-Roof	8,000	C				
9/27/2004	918	Porch	17,500					REMOVE OLD PORCH B

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	Info At Door	HS	Hanne S
4/21/2009	Measured	163	PATRIOT
3/4/2000	Mailer Sent		
3/1/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		3643		Sq. Ft.	Site		0	80.	1.45	1									423,433						423,400	

Total AC/HA: 0.08363 | Total SF/SM: 3643 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 423,433 | Spl Credit | Total: 423,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13791823
Const Adj.:	0.94040596
Adj $ / SQ:	181.918
Other Features:	162500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	607360
Depreciation:	188282
Depreciated Total:	419079

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

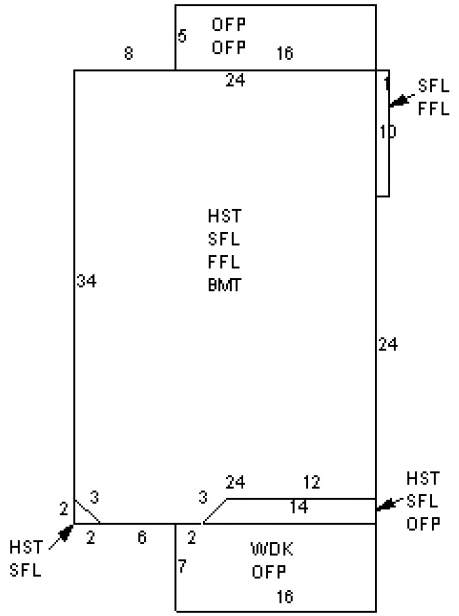
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	181.92
Special Features:	0	Val/Su Net:	123.34
Final Total:	419100	Val/Su SzAd	194.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	874	181.920	158,996
FFL	First Floor	846	181.920	153,903
BMT	Basement	836	54.580	45,625
HST	Half Story	432	181.920	78,589
OFP	Open Porch	298	20.720	6,176
WDK	Deck	112	14.040	1,572

Net Sketched Area:	3,398	Total:	444,861
Size Ad	2152	Gross Are	3830	FinArea	2152
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1924	21.94	T	40	105			4,700			4,700
2	Frame Shed	D	Y	1	4X10	F	PR	1960	0.00	T	64	105						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

PARCEL ID

040.0-0002-0003.0

IMAGE

AssessPro Patriot Properties, Inc